

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4161
Author:	Siobhan Stewart
Department:	Development and Growth
Contact:	Siobhan Stewart (Job Title: Assistant Estates Surveyor, Email: siobhan.stewart@nottinghamcity.gov.uk, Phone: 0115 8763105)
Subject:	Grant a new lease at Unit 14 The Glade Business Centre
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease at Unit 14 The Glade Business Centre to the proposed tenant on terms outlined in the exempt appendix.
Reasons for the Decision(s)	By granting this new lease the Council will reduce void property costs and produce income towards the Council's income targets.
Briefing notes documents:	2018.05.16 Plan (Unit 14 The Glade Business Centre).pdf
Other Options Considered:	Not grant the lease. This was rejected due to satisfactory references being obtained from the prospective tenant and market terms agreed.
Background Papers:	None.
Published Works:	none
Affected Wards:	Bulwell Forest
Colleague / Councillor Interests:	None.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Heads of terms and additional commercially sensitive information in the exempt appendix.

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

1 - Information relating to any individual

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the exempt information includes personal details of the proposed tenant and their guarantor.

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the exempt information includes personal details of the proposed tenant and their guarantor.

Documents exempt from publication:

2021.03.02 Exempt Appendix - Unit 14 The Glade BC.pdf, 2021.03.02 Heads of Term - Unit 14 The Glade BC final2.pdf, New least Unit 14 The Glade Business Centre.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications in this decision.

Equality:

EIA not required. Reasons: This is not a new or changing policy, service or function.

Relates to Council Property Assets:

Yes

Decision Type:

Officer

Executive Decision?

Yes

**Scheme of Delegation
Reference Number or Other
Source of Delegation:**

237

Subject to Call In:

No
The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the information from the author of the report and the exempt information there does not appear to be any significant concerns in the proposed transaction. It will be subject to the usual due diligence, negotiation and completion of a lease document by the parties. Advice provided by Joanne Backhouse (Senior Solicitor in Conveyancing Legal) on 17/03/2021.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Tytherleigh (Senior Finance Manager) on 16/03/2021.

Property Advice:

The letting supports the Council's income generation targets. The letting will also mitigate any void costs arising from having a vacant property. It is recommended that this decision is approved. B Gouveia - Corporate Portfolio and Investment Manager 04/03/2021. Advice provided by Beverley Gouveia (Estates Surveyor) on 04/03/2021. Advice provided by Beverley Gouveia (Estates Surveyor) on 04/03/2021.

Signatures:

Nicki Jenkins (Director of Economic Development and Property)
SIGNED and Dated: 19/03/2021